

February 26, 2007

**Las Vegas Carriage, LLC
1391 Stewart Avenue #211 Las Vegas, NV 89101**

**City of Las Vegas
Planning and Development Department
400 East Stewart Avenue,
Las Vegas, Nevada 89101**

Re: 1060 South Main Street - Horse Carriage Operation

TO WHOM IT MAY CONCERN:

Please accept this as our justification letter to obtain approval for a Special Use Permit to allow for horse -drawn carriage operations. We intend to offer horse carriage rides throughout the downtown on pre-determined street routes as agreed upon with the City of Las Vegas traffic engineers.

We currently have a Temporary Commercial Permit for horse-drawn carriage operations at the site 1060 S .Main St. The Temporary Commercial Permit was issued prior to the text amendment being approved by the Las Vegas City Council concerning horse drawn vehicles. The Temporary Commercial Permit allows the horses and carriages to be outside and at the rear of the property. Upon receiving the Special Use Permit, we will apply for permits to do tenant improvements bringing the building up to Code.

Upon finishing the tenant improvements within the building we intend to move the horse-carriage operation inside to the rear half on the ground floor. Once we have completed the tenant improvements within the building, we intend to commence improvements to the outside rear portion of the property including landscaping, fencing and gates, pavement and storm gutters. There is no on-site parking at the property. Presently, Parking is street parking in front and back of the property .

We intend on complying with the new text amendment adopted by the city council and Code requirements for this use, including Chapter 6.44 of the Las Vegas Municipal Code. Chapter 6.44 of the municipal code requires the horses have a rest period between 3:00 and 6:30 PM drive time. The rest period will be at the Main Street site. We intend to have a maximum of fourteen horses all indivisually corralled in 12 by 12 stalls during the rest period.

The horses will all be required to have diapers while on their routes. In the event of a spillage of horse waste the pooper scooper mobile will be dispatched from our Main .Street location to take care of the issue

**SUP-20184
04/12/07 PC**

HISTORY

Horse carriage experience:

- 1) 1977 – 2004 - Owned and operated a dude ranch, (carriage rides and riding stable) in Jackson Hole, Wyoming. (seasonal business, summer and fall)
- 2) 1986 - Started sleigh and carriage rides at Mt. Charleston, Nevada (seasonal business, winter and spring)
- 3) .2003 – Started carriage rides at Floyd Lamb State Park, Las Vegas, Nevada (seasonal business, winter and spring)
- 4) 2005 – Started carriage rides at Lake Las Vegas, Henderson, Nevada (seasonal business, winter and spring)
- 5) 2005 chaired the Committee for horse operations for the Centennial Helderado Parade.
- 6) 2006 Appointed as a member of the Citizens' Advisory Committee for the transfer of the Floyd Lamb State Park to the City of Las Vegas.

Horse carriage rides Downtown

- 1) 2004 Purchased 1060 South Main Street, Las Vegas, Nevada (Arts District)
- 2) 2005 Met with City of Las Vegas Office, Business Development and Business Licensing regarding horse carriage rides in the downtown area
- 3) 2005 Met with Arts District Neighborhood Association, Board of Directors regarding horse carriage rides in downtown
- 4) 2005 The Arts District Neighborhood Association Board of Directors voted to support the proposal and placed the proposal on the agenda of the neighborhood association's regularly scheduled annual meeting.
- 5) 2005 The Arts District Neighborhood Association voted to support the proposed horse carriage rides without objection at its Annual Meeting.
- 6) 2005 Yorgo Kagafas, City of Las Vegas informed applicants that a text amendment would be required to have the horse carriage use approved by the City.
- 7) 2005 Met with Jorge Cervantes, Traffic Engineer for the City of Las Vegas regarding acceptable streets and pick-up/drop off locations.
- 8) 2006 City of Las Vegas issued Temporary Commercial Permit for "Horse Carriage Operation)
- 9) 2006 City approved text amendment allowing horse carriage rides.

SUP-20184
04/12/07 PC

- 10) 2006 Met with Jorge Cervantes and John Ridilla, City of Las Vegas regarding routes, pick-up/drop off locations.
- 11) 2006 Submitted proposed routes pick-up/drop off locations to John Ridilla, City of Las Vegas.
- 12) ..2006 State of Nevada, Transportation Services Authority issued Letter of Approval (On File With the city)
- 13) 2007 Met with City of Las Vegas , Office of Business Development, Business Licensing and City Attorney's Office regarding clarifications and how to proceed.
- 14) 2007 Incorporated new business Las Vegas Carriage, LLC
- 15) 2007 State of Nevada issued state business license including tax number
- 16) 2007 Insurance coverage for horse carriage operation was bound and insurance binder was submitted to the City of Las Vegas and State of Nevada, Transportation Services Authority.
- 17) 2007 Applied for City of Las Vegas business license
- 18) 2007 Secured and submitted to the City of Las Vegas the Veterinary Inspection Report for the horses to be used in the downtown carriage operation.
- 19) 2007 Met with City of Las Vegas Senior Animal Control officer, Richard Molinari to discuss stabling requirements for carriage horses.
- 20) 2006-2007 Regularly updated the Arts District Task Force and the Arts District Neighborhood Association, Board of Directors at the monthly meetings on the progress of the proposed carriage rides.
- 21) 2007 The Downtown Business Operators' Council met and gave their support to the proposed horse carriage rides downtown.
- 22) 2007 Met with Metropolitan Police Department, Downtown Area Command regarding proposed carriage operation
- 23) 2007 Contacted Department of Motor Vehicles to verify whether or not the Department of Motor Vehicles license horse carriages. The Department. of Motor Vehicles stated they do not license animal-drawn vehicles

REQUESTS

1. Please consider a waiver of the 100-foot setback for the building for horse carriage operations. The property depth is 160 feet. The horses and carriages will be kept at the rear of the building. The front portion of the building will be used for offices and a museum once the building has been brought up to code.

SUP-20184
04/12/07 PC

2. We request a waiver of the parking requirement as there will be no parking during the construction phase.
3. We sincerely request the approval of the Special Use Permit for the horse carriage operation. We believe it will serve as a unique and exciting experience for visitors to downtown.

Please let us know if any additional information is required.

Respectfully,



Robert Humpherys



Stephen Smith

SUP-20184
04/12/07 PC